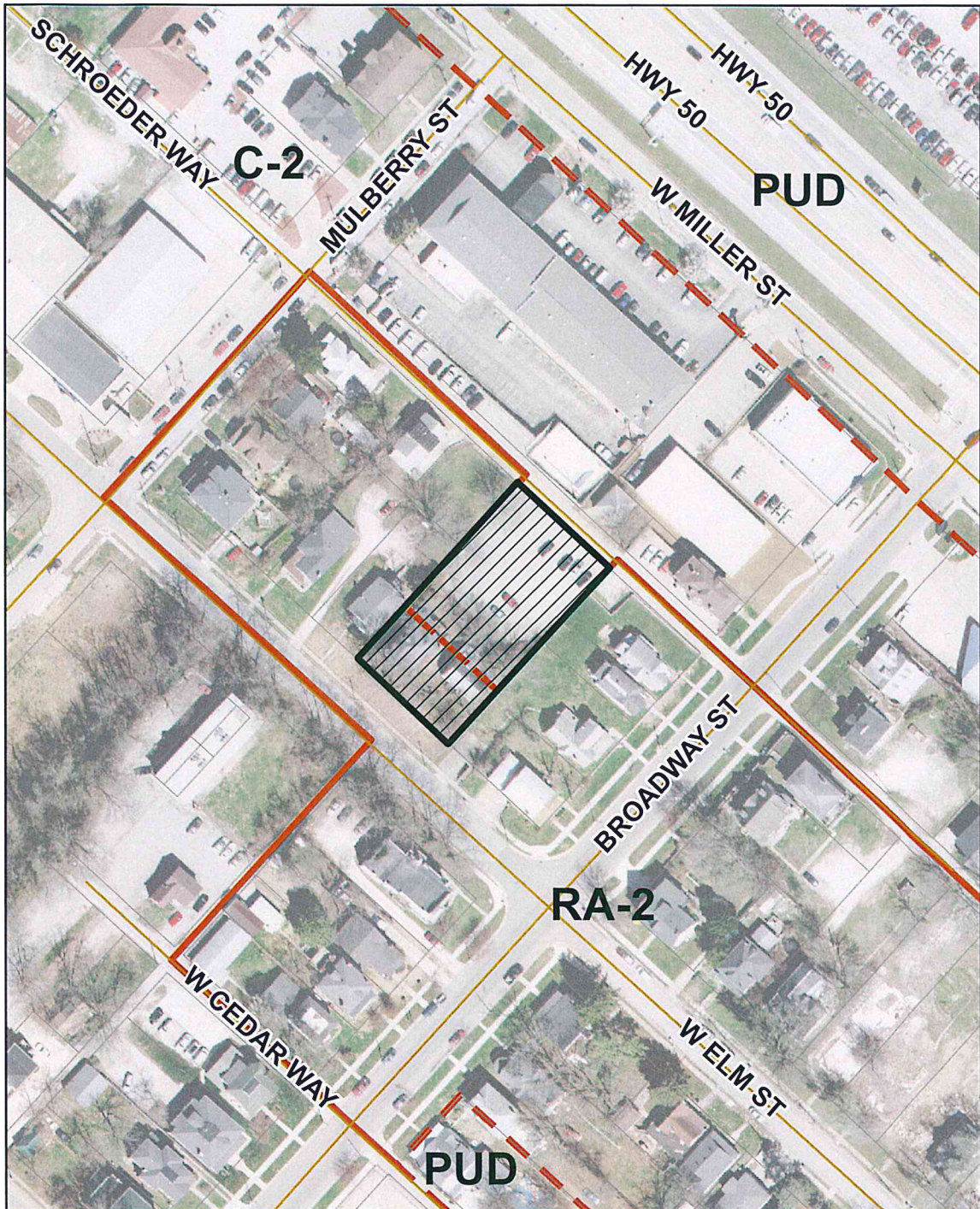


# City of Jefferson Board of Adjustment

## LOCATION MAP



0 50 100 200 Feet



Case No. B16004  
310 & 312 W. Elm St  
Lot Width and Street  
Frontage Variances



City of Jefferson  
Department of Planning & Protective Services  
320 E. McCarty Street  
Jefferson City, MO 65101  
Phone: 573-634-6410  
[icplanning@jeffcitymo.org](mailto:icplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)

Date filed:

## APPLICATION TO THE BOARD OF ADJUSTMENT

1. The undersigned hereby request(s) the following:

- ☐ Conditional Use Permit (Section 35-73A; Section 35-71, Site Plan)  
☒ Variance (Section 35-73B; Section 35-71, Site Plan)  
☐ Appeal of Administrative Decision (Section 35-73C)  
☐ Chapter 3, Advertising and Signs: Signage Variance or Conditional Use Sign Permit  
☐ Chapter 8, Article V, Flood Hazard Regulations; Variance to Flood Hazard Regulations  
☐ Other (including Interpretations; please describe in #2 below)

2. Describe exactly the type of project proposed or what is being requested and the purpose of the request. Cite affected Section numbers if known (or attach separate sheet).

SUBDIVIDE 1 LOT INTO 3 LOTS, SEE ATTACHED  
SITE PLAN - Lot width and street frontage Variances <sup>EB.</sup>

3. The application is filed for the following described real estate: (the correct legal description of the property must be printed below or attached to this application).

A. Street Address: 312 W. ELM STREET

B. Property Description: ~~SEE ATTACHED DEED~~ In lot 686 <sup>EB.</sup>

4. A site plan in accordance with Section 35-71 is required for conditional use permits and variance applications. A "sketch" site plan may be required for other applications such as conditional use sign applications.

5. **Filing fee:** A check payable to the "City of Jefferson" for the application filing fee must be attached to this application. The applicable filing fee is identified in Appendix Y.

6. **Response to Required Findings:** Applicant responses to required findings must be attached. The required findings vary based on type of application as follows:

- Setback, lot area or dimension variance – Addendum A (Density and Dimensional)
- Height variance – Addendum B
- Fence height variance – Addendum C
- Number of parking spaces variance – Addendum D
- Location of off street parking variance – Addendum E
- General Variance (variances not associated with other addendums) – Addendum F
- Conditional use permit – Addendum G
- Telecommunication facility conditional use permit – Addendum H
- Signage:
  - Signage variance – Addendum I
  - Conditional use sign permit – Addendum J
- Appeals of administrative decision – Addendum K

Jefferson City Board of Adjustment Application  
Addendum A – Density and Dimensional Standards

To be used for variance requests dealing with setbacks, lot width, or lot area.  
(Section 35-73.B.4.b and c.(1))

Property Address 312 W. ELM STREET

Applicant Name JEFFREY BOKER

Provide responses to the following required findings. State all reasons for your answer and use additional pages to complete your answer if necessary.

General Findings:

1. Would the proposed variance eliminate an adequate supply of light or air to the adjacent property?

SEE Attachment "A"

2. Would the proposed variance substantially increase congestion on the public street?

SEE Attachment "A"

3. Would the proposed variance increase the danger of fire or endanger the safety of the public?

SEE Attachment "A"

4. Would the proposed variance be unduly injurious to the use and enjoyment of the adjacent property?

SEE Attachment "A"

## Attachment "A"

### Addendum A -Density and Dimensional Standards

1. The proposed variance would not eliminate an adequate supply of light or air to any of the adjacent properties. We are requesting a variance for the minimum lot width for the purpose of subdividing 1 tract into 3 lots. Proposed Lot 1 has an existing structure in place that would be remodeled. Proposed Lot 2 has an existing structure on it that would need to be removed. A new structure could be built on the vacant lot in the future, or be sold to the owner of Proposed Lot 1. Proposed Lot 3 is an existing parking lot that would be used for additional parking for our employees located at 500 Broadway Street and the future owners of Proposed Lot 1 and Lot 2.
2. The proposed variance would not substantially increase congestion on the public street. Proposed Lot 1 and Lot 2 would have 2 parking stalls include with the lots on the north side of the lots and these parking stalls would have access by a proposed ingress/egress easement from Schroeder Way.
3. The proposed variance would not increase the danger of fire or endanger the safety of the public. The number of buildings located at this location would remain the same. If a new building would be proposed on Lot 2, it would be built to current building codes as enforced by the City of Jefferson.
4. The proposed variance would not cause harm to the use and enjoyment of the adjacent property. The current buildings are unoccupied and are currently on the abandoned building list. With this variance it would allow us to rehabilitate the house on proposed Lot 1, and have a buildable lot on proposed Lot 2.
5. The proposed variance would not diminish property values in the neighborhood. The variance would allow us to seek a buyer to rehabilitate the house on proposed Lot 1, and proposed Lot 2 could be sold in conjunction with the existing house or sold as a buildable lot. With this variance the property values would increase for this neighborhood.
6. The proposed variance would be keeping with the general spirit and intent of the Zoning Code. In reviewing the parcels adjacent to this tract, are proposed lots would meet or exceed the amount of road frontage for this neighborhood.

#### Specific Findings:

1. None.

